Gauteng: Ekurhuleni Metro(EKU) - Table SA11 Property Rates Summary

Description	Ref	2012/13	2013/14	2014/15	Current year 2015/16			2016/17 Medium Term Revenue & Expenditure Framework		
		Audited Outcome	Audited Outcome	Audited Outcome	Original Budget	Adjusted Budget	Full Year Forecast	Budget Year 2016/17	Budget Year 2017/18	Budget Year 2018/19
Valuation:	1									
Date of valuation:		20080701	20080701	20080701	20130701					
Financial year valuation used										
Municipal by-laws s6 in place? (Y/N)	2	Yes	Yes	Yes	Yes			Yes		
Municipal/assistant valuer appointed? (Y/N)		Yes	Yes	Yes	Yes			Yes		
Municipal partnership s38 used? (Y/N)		No	No	No	No			No		
No. of assistant valuers (FTE)	3				1			1		
No. of data collectors (FTE)	3									
No. of internal valuers (FTE)	3	1	1	1	3			3		
No. of external valuers (FTE)	3	1	1	1	1			1		
No. of additional valuers (FTE)	4									
Valuation appeal board established? (Y/N)		Yes	Yes	Yes	Yes			Yes		
Implementation time of new valuation roll (mths)										
No. of properties	5	576 783	580 316	553 303	552 694	554 905	554 905	560 870	560 870	560 870
No. of sectional title values	5	62 829	63 164	69 503	66 023	70 118	70 118	70 867	70 867	70 867
No. of unreasonably difficult properties s7(2)										
No. of supplementary valuations		16 295	7 125	15 138	8 000		13 851			
No. of valuation roll amendments						13 851				
No. of objections by rate payers				1 165	640					
No. of appeals by rate payers				27						
No. of successful objections	8			1 165						
No. of successful objections > 10%	8									
Supplementary valuation										
Public service infrastructure value (R millions)	5	11 184	11 158	22 373	22 387	22 373	22 373	22 373	22 373	22 373
Municipality owned property value (R millions)		5 372	5 309	736	733	733	733	733	733	733
Valuation reductions:										
Valuation reductions-public infrastructure (R millions)		2 796	3 347	3 356	6 716	7 092		6 669	6 669	6 669
Valuation reductions-nature reserves/park (R millions)				90	90	90		92	92	92
Valuation reductions-mineral rights (R millions)										
Valuation reductions-R15,000 threshold (R millions)		8 796	7 931	7 961	7 967	8 091		8 052	8 052	8 052
Valuation reductions-public worship (R millions)		2 687	2 590	3 278	3 549	3 706		3 688	3 688	3 688
Valuation reductions-other (R millions)		79 167	70 434	64 040	75 556	69 837		69 594	69 594	69 594
Total valuation reductions: (R millions)		93 447	84 302	78 725	93 878	88 815		88 096	88 096	88 096
Total value used for rating (R millions)	5	279 764	371 629	443 383	352 979	445 539		449 233	449 233	449 233
Total land value (R millions)	5									
Total value of improvements (R millions)	5									
Total market value (R millions)	5	279 764	371 629	443 383	352 979	445 539		449 233	449 233	449 233
Rating:										
Residential rate used to determine rate for other categories? (Y/N)		Yes	Yes	Yes	Yes			Yes		
Differential rates used? (Y/N)	5	No	No	No	No			No		
Limit on annual rate increase (s20)? (Y/N)		No	No	No	No	No	No	No	No	No
Special rating area used? (Y/N)		No	No	No	No			No		
Phasing-in properties s21 (number)										
Rates policy accompanying budget? (Y/N)		Yes	Yes	Yes	Yes			Yes		
Fixed amount minimum value (R thousands)										
Non-residential prescribed ratio s19? (%)										
Rate revenue:										
Rate revenue budget (R thousands)	6	2 732 224	2 970 180	4 719 173	4 307 780	5 091 098	5 091 098	5 489 235	5 873 482	6 284 625
Rate revenue expected to collect (R thousands)	6	2 540 969	2 762 268	3 934 638	4 006 236	3 935 834	3 935 834	4 250 179	4 547 691	4 866 029
Expected cash collection rate (%)		93.0%	93.0%	93.0%	93.0%	93.0%	93.0%	93.0%	93.0%	93.0%
Special rating areas (R thousands)	7									
Rebates, exemptions - indigent (R thousands)		19 498	21 782	33 006	34 277	42 577	42 577	45 557	48 746	52 158
Rebates, exemptions - pensioners (R thousands)		37 108	39 398	44 085	44 816	47 909	47 909	51 263	54 851	58 691
Rebates, exemptions - bona fide farm (R thousands)										
Rebates, exemptions - other (R thousands)		40 406	23 810	36 709	31 267	25 570	25 570	27 359	29 275	31 324
Phase-in reductions/discounts (R thousands)										
Total rebates,exemptns,reductns,discs (R thousands)		97 012	84 990	113 800	110 360	116 055	116 055	124 179	132 872	142 173

References

1. All numbers to be expressed as whole numbers except FTEs and Rates in the Rand

2. To give effect to rates policy

3. Full Time Equivalent (FTE) should be expressed to one decimal place and takes into account full time and part time staff

4. Required to implement new system (FTE)

5. Provide relevant information for historical comparisons. Must reconcile to the total of Table SA12

6. Current and budget year must reconcile to Table A4 Budgeted Financial Performance (revenue and expenditure)

7. Included in rate revenue budget

8. In favour of the rate-payer

Gauteng: City Of Johannesburg(JHB) - Table SA11 Property Rates Summary

Description	Ref	2012/13	2013/14	2014/15	Current year 2015/16			2016/17 Medium Term Revenue & Expenditure Framework		
		Audited Outcome	Audited Outcome	Audited Outcome	Original Budget	Adjusted Budget	Full Year Forecast	Budget Year 2016/17	Budget Year 2017/18	Budget Year 2018/19
Valuation:	1									
Date of valuation:		20070701	20120701	20120701	20120701	19000100	19000100	19000100	19000100	19000100
Financial year valuation used		Yes	Yes	Yes	Yes	0	0	Yes	0	0
Municipal by-laws s6 in place? (Y/N)	2	Yes	Yes	Yes	Yes			Yes		
Municipal/assistant valuer appointed? (Y/N)		Yes	Yes	Yes	Yes			Yes		
Municipal partnership s38 used? (Y/N)		#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
No. of assistant valuers (FTE)	3	21	21	21	21					
No. of data collectors (FTE)	3	8	8	8	8					
No. of internal valuers (FTE)	3	21	21	21	21					
No. of external valuers (FTE)	3									
No. of additional valuers (FTE)	4									
Valuation appeal board established? (Y/N)		Yes	Yes	Yes	Yes			Yes		
Implementation time of new valuation roll (mths)		12	48	36	36					
No. of properties	5	810 117	818 180	828 701	850 439	850 439	850 439	850 439	850 439	850 439
No. of sectional title values	5	189 471	192 456	199 287	210 975	210 975	210 975	210 975	210 975	210 975
No. of unreasonably difficult properties s7(2)										
No. of supplementary valuations		52 294	17 786	19 530						
No. of valuation roll amendments										
No. of objections by rate payers		13 541	23 178	3 020						
No. of appeals by rate payers		873	5 283	15						
No. of successful objections	8									
No. of successful objections > 10%	8									
Supplementary valuation										
Public service infrastructure value (R millions)	5									
Municipality owned property value (R millions)					9 925					
Valuation reductions:										
Valuation reductions-public infrastructure (R millions)										
Valuation reductions-nature reserves/park (R millions)										
Valuation reductions-mineral rights (R millions)										
Valuation reductions-R15,000 threshold (R millions)										
Valuation reductions-public worship (R millions)										
Valuation reductions-other (R millions)										
Total valuation reductions: (R millions)										
Total value used for rating (R millions)	5	683 082	916 397	799 532						
Total land value (R millions)	5									
Total value of improvements (R millions)	5									
Total market value (R millions)	5	1	1	1	934 108					
Rating:										
Residential rate used to determine rate for other categories? (Y/N)			Yes	Yes	Yes			Yes		
Differential rates used? (Y/N)	5		Yes	Yes	Yes			Yes		
Limit on annual rate increase (s20)? (Y/N)			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Special rating area used? (Y/N)			No	No	No			No		
Phasing-in properties s21 (number)										
Rates policy accompanying budget? (Y/N)			Yes	Yes	Yes			Yes		
Fixed amount minimum value (R thousands)			200	200	200			200		
Non-residential prescribed ratio s19? (%)			30.0%	30.0%	30.0%			30.0%		
Rate revenue:										
Rate revenue budget (R thousands)	6				7 518 682		7 518 682	7 932 210	8 360 549	8 360 549
Rate revenue expected to collect (R thousands)	6				7 270 565		7 270 565	7 670 447	8 084 651	8 084 651
Expected cash collection rate (%)					96.7%		96.7%	96.7%	96.7%	96.7%
Special rating areas (R thousands)	7									
Rebates, exemptions - indigent (R thousands)										
Rebates, exemptions - pensioners (R thousands)					86 388		86 388	91 139	96 060	96 060
Rebates, exemptions - bona fide farm (R thousands)										
Rebates, exemptions - other (R thousands)					891 453		891 453	940 483	991 269	991 269
Phase-in reductions/discounts (R thousands)					31 966		31 966	33 724	35 545	35 545
Total rebates,exemptns,reductns,discs (R thousands)					1 009 807		1 009 807	1 065 346	1 122 875	1 122 875

References

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2. To give effect to rates policy

3. Full Time Equivalent (FTE) should be expressed to one decimal place and takes into account full time and part time staff

4. Required to implement new system (FTE)

5. Provide relevant information for historical comparisons. Must reconcile to the total of Table SA12

6. Current and budget year must reconcile to Table A4 Budgeted Financial Performance (revenue and expenditure)

7. Included in rate revenue budget

8. In favour of the rate-payer

Gauteng: City Of Tshwane(TSH) - Table SA11 Property Rates Summary

Description	Ref	2012/13	2013/14	2014/15	Current year 2015/16			2016/17 Medium Term Revenue & Expenditure Framework		
		Audited Outcome	Audited Outcome	Audited Outcome	Original Budget	Adjusted Budget	Full Year Forecast	Budget Year 2016/17	Budget Year 2017/18	Budget Year 2018/19
Valuation:	1									
Date of valuation:		20070107	01/07/2	01/07/2	20130701					
Financial year valuation used		2008/09	2008/09	2008/09	2013/14			2015/2016		
Municipal by-laws s6 in place? (Y/N)	2									
Municipal/assistant valuer appointed? (Y/N)										
Municipal partnership s38 used? (Y/N)										
No. of assistant valuers (FTE)	3									
No. of data collectors (FTE)	3									
No. of internal valuers (FTE)	3									
No. of external valuers (FTE)	3									
No. of additional valuers (FTE)	4									
Valuation appeal board established? (Y/N)										
Implementation time of new valuation roll (mths)										
No. of properties	5				603 064	603 064	603 064	624 652	645 629	
No. of sectional title values	5				138 331	138 331	138 331	140 484	144 608	
No. of unreasonably difficult properties s7(2)										
No. of supplementary valuations					74 496	74 496	74 496		60 512	
No. of valuation roll amendments										
No. of objections by rate payers						3 475	3 475			
No. of appeals by rate payers					3 475	97	97			
No. of successful objections	8				97					
No. of successful objections > 10%	8									
Supplementary valuation										
Public service infrastructure value (R millions)	5								702	
Municipality owned property value (R millions)									6 817	
Valuation reductions:										
Valuation reductions-public infrastructure (R millions)					609	609	609	628	702	
Valuation reductions-nature reserves/park (R millions)										
Valuation reductions-mineral rights (R millions)										
Valuation reductions-R15,000 threshold (R millions)					7 937	7 937	7 937	8 105	8 264	
Valuation reductions-public worship (R millions)					3 323	3 323	3 323	3 477	3 511	
Valuation reductions-other (R millions)					32 493	32 493	32 493	33 482	33 058	
Total valuation reductions: (R millions)					44 362	44 362	44 362	45 692	45 535	
Total value used for rating (R millions)	5				338 335	338 335	338 335	339 833	348 068	
Total land value (R millions)	5				8 792	8 792	8 792		7 639	
Total value of improvements (R millions)	5									
Total market value (R millions)	5				329 424	329 424	329 424	339 833	348 068	
Rating:										
Residential rate used to determine rate for other categories? (Y/N)										
Differential rates used? (Y/N)	5									
Limit on annual rate increase (s20)? (Y/N)										
Special rating area used? (Y/N)										
Phasing-in properties s21 (number)										
Rates policy accompanying budget? (Y/N)										
Fixed amount minimum value (R thousands)										
Non-residential prescribed ratio s19? (%)										
Rate revenue:										
Rate revenue budget (R thousands)	6	3 999 446	4 432 342	4 891 948	5 236 387	5 236 781	5 236 781	5 764 124	6 284 006	6 787 610
Rate revenue expected to collect (R thousands)	6	2 466 176	2 898 443	3 703 453	4 507 157	5 116 580	5 116 580	5 491 430	5 994 562	6 484 376
Expected cash collection rate (%)		61.7%	65.4%	75.7%	86.1%	97.7%	97.7%	95.3%	95.4%	95.5%
Special rating areas (R thousands)	7									
Rebates, exemptions - indigent (R thousands)										
Rebates, exemptions - pensioners (R thousands)										
Rebates, exemptions - bona fide farm (R thousands)										
Rebates, exemptions - other (R thousands)										
Phase-in reductions/discounts (R thousands)										
Total rebates,exemptns,reductns,discs (R thousands)										

References

1. All numbers to be expressed as whole numbers except FTEs and Rates in the Rand

2. To give effect to rates policy

3. Full Time Equivalent (FTE) should be expressed to one decimal place and takes into account full time and part time staff

4. Required to implement new system (FTE)

5. Provide relevant information for historical comparisons. Must reconcile to the total of Table SA12

6. Current and budget year must reconcile to Table A4 Budgeted Financial Performance (revenue and expenditure)

7. Included in rate revenue budget

8. In favour of the rate-payer

Gauteng: Emfuleni(GT421) - Table SA11 Property Rates Summary

Description	Ref	2012/13	2013/14	2014/15	Current year 2015/16			2016/17 Medium Term Revenue & Expenditure Framework		
		Audited Outcome	Audited Outcome	Audited Outcome	Original Budget	Adjusted Budget	Full Year Forecast	Budget Year 2016/17	Budget Year 2017/18	Budget Year 2018/19
Valuation:	1									
Date of valuation:		20110701	20120701	20140701	20150701					
Financial year valuation used		2012/2013	2013/2014	2014/2015	2015/2016					
Municipal by-laws s6 in place? (Y/N)	2	Yes	Yes	Yes	Yes					
Municipal/assistant valuer appointed? (Y/N)		Yes	Yes	Yes	Yes					
Municipal partnership s38 used? (Y/N)										
No. of assistant valuers (FTE)	3									
No. of data collectors (FTE)	3									
No. of internal valuers (FTE)	3									
No. of external valuers (FTE)	3	1	1	1	1					
No. of additional valuers (FTE)	4									
Valuation appeal board established? (Y/N)		Yes	Yes	Yes	Yes					
Implementation time of new valuation roll (mths)		1	1	1						
No. of properties	5	165 895	167 375	167 421	167 438			168 232		
No. of sectional title values	5	9 298 482 000	9 822 953 000	10 065 190 000	10 405 667 000			10 508 199 000		
No. of unreasonably difficult properties s7(2)										
No. of supplementary valuations										
No. of valuation roll amendments										
No. of objections by rate payers										
No. of appeals by rate payers		17	6							
No. of successful objections	8									
No. of successful objections > 10%	8	3	6							
Supplementary valuation			122 031 000							
Public service infrastructure value (R millions)	5	113	123	133	132			132		
Municipality owned property value (R millions)		758	840	917	996			969		
Valuation reductions:										
Valuation reductions-public infrastructure (R millions)		34	36	39	40			39		
Valuation reductions-nature reserves/park (R millions)										
Valuation reductions-mineral rights (R millions)										
Valuation reductions-R15,000 threshold (R millions)		2 074	2 112	2 120	2 129			2 122		
Valuation reductions-public worship (R millions)										
Valuation reductions-other (R millions)		14 486	15 469	15 625	15 861			15 790		
Total valuation reductions: (R millions)		16 595	17 617	17 784	18 030			17 952		
Total value used for rating (R millions)	5	61 339	65 325	67 636	70 254			69 848		
Total land value (R millions)	5									
Total value of improvements (R millions)	5									
Total market value (R millions)	5	67 335	71 521	76 076	76 918			76 446		
Rating:										
Residential rate used to determine rate for other categories? (Y/N)										
Differential rates used? (Y/N)	5	Yes	Yes	Yes	Yes			Yes		
Limit on annual rate increase (s20)? (Y/N)		Yes	Yes	Yes	Yes			Yes		
Special rating area used? (Y/N)		No	No	No	No			No		
Phasing-in properties s21 (number)										
Rates policy accompanying budget? (Y/N)		Yes	Yes	Yes	Yes			Yes		
Fixed amount minimum value (R thousands)										
Non-residential prescribed ratio s19? (%)										
Rate revenue:										
Rate revenue budget (R thousands)	6	413 453	477 269	634 856	707 885			731 369		
Rate revenue expected to collect (R thousands)	6	330 762	375 575	507 885	594 923			585 095		
Expected cash collection rate (%)		80.0%	80.0%	80.0%	80.0%			80.0%		
Special rating areas (R thousands)	7									
Rebates, exemptions - indigent (R thousands)		144 206	163 687	208 856	194 962			155 780		
Rebates, exemptions - pensioners (R thousands)										
Rebates, exemptions - bona fide farm (R thousands)										
Rebates, exemptions - other (R thousands)		74 954	88 085	120 191	112 962			168 487		
Phase-in reductions/discounts (R thousands)										
Total rebates,exemptns,reductns,discs (R thousands)		219 160	251 772	329 047	307 924			324 267		

References

1. All numbers to be expressed as whole numbers except FTEs and Rates in the Rand

2. To give effect to rates policy

3. Full Time Equivalent (FTE) should be expressed to one decimal place and takes into account full time and part time staff

4. Required to implement new system (FTE)

5. Provide relevant information for historical comparisons. Must reconcile to the total of Table SA12

6. Current and budget year must reconcile to Table A4 Budgeted Financial Performance (revenue and expenditure)

7. Included in rate revenue budget

8. In favour of the rate-payer

Gauteng: Midvaal(GT422) - Table SA11 Property Rates Summary

Description	Ref	2012/13	2013/14	2014/15	Current year 2015/16			2016/17 Medium Term Revenue & Expenditure Framework		
		Audited Outcome	Audited Outcome	Audited Outcome	Original Budget	Adjusted Budget	Full Year Forecast	Budget Year 2016/17	Budget Year 2017/18	Budget Year 2018/19
Valuation:	1									
Date of valuation:		20100107	20100107	20100107	20100107					
Financial year valuation used		2012/2013	2013/2014	2014/2015	2015/2016					
Municipal by-laws s6 in place? (Y/N)	2	Yes	Yes		Yes	Yes	Yes	YES		
Municipal/assistant valuer appointed? (Y/N)		Yes	Yes		Yes	Yes	Yes	YES		
Municipal partnership s38 used? (Y/N)		No	No	No	No	No	No	NO		
No. of assistant valuers (FTE)	3	3	3	3	3	3	3	3	3	3
No. of data collectors (FTE)	3	3	3	3	3	3	3	3	3	3
No. of internal valuers (FTE)	3	4	4	4	4	4	4	4	4	4
No. of external valuers (FTE)	3	1	1	1	1	1	1	1		
No. of additional valuers (FTE)	4									
Valuation appeal board established? (Y/N)		Yes	Yes		Yes	Yes	Yes	YES		
Implementation time of new valuation roll (mths)										
No. of properties	5	33 505	33 622	34 295	34 981	34 981	34 981	35 681	36 395	37 123
No. of sectional title values	5	339 766 568	346 561 900	353 493 138	360 563 001	360 563 001	360 563 001	367 774 261	375 129 746	382 632 341
No. of unreasonably difficult properties s7(2)		3	3	4	5	5	5	6	6	6
No. of supplementary valuations		539	541	576	588	588	588	600	612	625
No. of valuation roll amendments										
No. of objections by rate payers		11	2	7	8	8	8	9	10	11
No. of appeals by rate payers										
No. of successful objections	8	1	1	1						
No. of successful objections > 10%	8	1	1	1						
Supplementary valuation		1	1	1	1	1	1	1	1	1
Public service infrastructure value (R millions)	5			75	76	76	76	80	81	83
Municipality owned property value (R millions)					284	284	284	348	355	362
Valuation reductions:										
Valuation reductions-public infrastructure (R millions)										
Valuation reductions-nature reserves/park (R millions)										
Valuation reductions-mineral rights (R millions)										
Valuation reductions-R15,000 threshold (R millions)										
Valuation reductions-public worship (R millions)										
Valuation reductions-other (R millions)										
Total valuation reductions: (R millions)										
Total value used for rating (R millions)	5	22 449	22 457	22 906	23 365	23 365	23 365	23 832	24 309	24 795
Total land value (R millions)	5									
Total value of improvements (R millions)	5									
Total market value (R millions)	5	22 449	22 457	22 906	23 365	23 365	23 365	23 832	24 309	24 795
Rating:										
Residential rate used to determine rate for other categories? (Y/N)		Yes	Yes		Yes	Yes	Yes	yes		
Differential rates used? (Y/N)	5	Yes	Yes		Yes	Yes	Yes	yes		
Limit on annual rate increase (s20)? (Y/N)		Yes	Yes	Yes	Yes	Yes	Yes	yes	yes	yes
Special rating area used? (Y/N)		No	No		No	No	No	no		
Phasing-in properties s21 (number)										
Rates policy accompanying budget? (Y/N)		Yes	Yes		Yes	Yes	Yes	yes		
Fixed amount minimum value (R thousands)										
Non-residential prescribed ratio s19? (%)										
Rate revenue:										
Rate revenue budget (R thousands)	6	153 069	169 568	197 079	216 776	215 876	215 876	230 861	247 021	264 313
Rate revenue expected to collect (R thousands)	6	153 069	169 568	197 079	216 776	215 876	215 876	230 861	247 021	264 313
Expected cash collection rate (%)		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Special rating areas (R thousands)	7									
Rebates, exemptions - indigent (R thousands)						779	779	833	891	954
Rebates, exemptions - pensioners (R thousands)						270	270	289	309	331
Rebates, exemptions - bona fide farm (R thousands)										
Rebates, exemptions - other (R thousands)		58 716	63 410	62 298	70 789	70 789	70 789	75 484	80 768	86 421
Phase-in reductions/discounts (R thousands)										
Total rebates,exemptns,reductns,discs (R thousands)		58 716	63 410	62 298	70 789	71 838	71 838	76 606	81 968	87 706

References

1. All numbers to be expressed as whole numbers except FTEs and Rates in the Rand

2. To give effect to rates policy

3. Full Time Equivalent (FTE) should be expressed to one decimal place and takes into account full time and part time staff

4. Required to implement new system (FTE)

5. Provide relevant information for historical comparisons. Must reconcile to the total of Table SA12

6. Current and budget year must reconcile to Table A4 Budgeted Financial Performance (revenue and expenditure)

7. Included in rate revenue budget

8. In favour of the rate-payer

Gauteng: Lesedi(GT423) - Table SA11 Property Rates Summary

Description	Ref	2012/13	2013/14	2014/15	Current year 2015/16			2016/17 Medium Term Revenue & Expenditure Framework		
		Audited Outcome	Audited Outcome	Audited Outcome	Original Budget	Adjusted Budget	Full Year Forecast	Budget Year 2016/17	Budget Year 2017/18	Budget Year 2018/19
Valuation:	1									
Date of valuation:		01/12/2009	01/12/2009							
Financial year valuation used		2010/2014	2010/2014	2014/2018	2014/2018					
Municipal by-laws s6 in place? (Y/N)	2	Yes	Yes					N/A		
Municipal/assistant valuer appointed? (Y/N)		Yes	Yes							
Municipal partnership s38 used? (Y/N)								N/A		
No. of assistant valuers (FTE)	3							1		
No. of data collectors (FTE)	3									
No. of internal valuers (FTE)	3									
No. of external valuers (FTE)	3	1	1	1	1					
No. of additional valuers (FTE)	4							23 302		
Valuation appeal board established? (Y/N)		Yes	Yes							
Implementation time of new valuation roll (mths)										
No. of properties	5	25 434		24 649	23 302	23 302	23 302	23 302	23 302	23 302
No. of sectional title values	5	815		980	862	862	862	862	862	862
No. of unreasonably difficult properties s7(2)										
No. of supplementary valuations										
No. of valuation roll amendments										
No. of objections by rate payers				26						
No. of appeals by rate payers				16						
No. of successful objections	8									
No. of successful objections > 10%	8									
Supplementary valuation										
Public service infrastructure value (R millions)	5									
Municipality owned property value (R millions)										
Valuation reductions:										
Valuation reductions-public infrastructure (R millions)										
Valuation reductions-nature reserves/park (R millions)										
Valuation reductions-mineral rights (R millions)										
Valuation reductions-R15,000 threshold (R millions)										
Valuation reductions-public worship (R millions)										
Valuation reductions-other (R millions)										
Total valuation reductions: (R millions)										
Total value used for rating (R millions)	5	8 397	8 397	9 998	10 076	10 076	10 076	10 076	10 076	10 076
Total land value (R millions)	5									
Total value of improvements (R millions)	5									
Total market value (R millions)	5	8 397	8 397	9 998	10 076	10 076	10 076	10 076	10 076	10 076
Rating:										
Residential rate used to determine rate for other categories? (Y/N)										
Differential rates used? (Y/N)	5									
Limit on annual rate increase (s20)? (Y/N)										
Special rating area used? (Y/N)										
Phasing-in properties s21 (number)										
Rates policy accompanying budget? (Y/N)										
Fixed amount minimum value (R thousands)										
Non-residential prescribed ratio s19? (%)										
Rate revenue:										
Rate revenue budget (R thousands)	6		64 801	73 200						
Rate revenue expected to collect (R thousands)	6		51 841	58 560						
Expected cash collection rate (%)			80.0%	80.0%						
Special rating areas (R thousands)	7		4 654							
Rebates, exemptions - indigent (R thousands)										
Rebates, exemptions - pensioners (R thousands)			440		528	528	528	554	582	611
Rebates, exemptions - bona fide farm (R thousands)										
Rebates, exemptions - other (R thousands)			12 636	23 501	31 113	31 113	31 113	32 668	34 302	36 017
Phase-in reductions/discounts (R thousands)			2 656		3 480	3 480	3 480	3 654	3 836	4 028
Total rebates,exemptns,reductns,discs (R thousands)			15 731	23 501	35 120	35 120	35 120	36 876	38 720	40 656

References

1. All numbers to be expressed as whole numbers except FTEs and Rates in the Rand

2. To give effect to rates policy

3. Full Time Equivalent (FTE) should be expressed to one decimal place and takes into account full time and part time staff

4. Required to implement new system (FTE)

5. Provide relevant information for historical comparisons. Must reconcile to the total of Table SA12

6. Current and budget year must reconcile to Table A4 Budgeted Financial Performance (revenue and expenditure)

7. Included in rate revenue budget

8. In favour of the rate-payer

Gauteng: Sedibeng(DC42) - Table SA11 Property Rates Summary

Description	Ref	2012/13	2013/14	2014/15	Current year 2015/16			2016/17 Medium Term Revenue & Expenditure Framework		
		Audited Outcome	Audited Outcome	Audited Outcome	Original Budget	Adjusted Budget	Full Year Forecast	Budget Year 2016/17	Budget Year 2017/18	Budget Year 2018/19
Valuation:	1									
Date of valuation:										
Financial year valuation used										
Municipal by-laws s6 in place? (Y/N)	2									
Municipal/assistant valuer appointed? (Y/N)										
Municipal partnership s38 used? (Y/N)										
No. of assistant valuers (FTE)	3									
No. of data collectors (FTE)	3									
No. of internal valuers (FTE)	3									
No. of external valuers (FTE)	3									
No. of additional valuers (FTE)	4									
Valuation appeal board established? (Y/N)										
Implementation time of new valuation roll (mths)										
No. of properties	5									
No. of sectional title values	5									
No. of unreasonably difficult properties s7(2)										
No. of supplementary valuations										
No. of valuation roll amendments										
No. of objections by rate payers										
No. of appeals by rate payers										
No. of successful objections	8									
No. of successful objections > 10%	8									
Supplementary valuation										
Public service infrastructure value (R millions)	5									
Municipality owned property value (R millions)										
Valuation reductions:										
Valuation reductions-public infrastructure (R millions)										
Valuation reductions-nature reserves/park (R millions)										
Valuation reductions-mineral rights (R millions)										
Valuation reductions-R15,000 threshold (R millions)										
Valuation reductions-public worship (R millions)										
Valuation reductions-other (R millions)										
Total valuation reductions: (R millions)										
Total value used for rating (R millions)	5									
Total land value (R millions)	5									
Total value of improvements (R millions)	5									
Total market value (R millions)	5									
Rating:										
Residential rate used to determine rate for other categories? (Y/N)										
Differential rates used? (Y/N)	5									
Limit on annual rate increase (s20)? (Y/N)										
Special rating area used? (Y/N)										
Phasing-in properties s21 (number)										
Rates policy accompanying budget? (Y/N)										
Fixed amount minimum value (R thousands)										
Non-residential prescribed ratio s19? (%)										
Rate revenue:										
Rate revenue budget (R thousands)	6									
Rate revenue expected to collect (R thousands)	6									
Expected cash collection rate (%)										
Special rating areas (R thousands)	7									
Rebates, exemptions - indigent (R thousands)										
Rebates, exemptions - pensioners (R thousands)										
Rebates, exemptions - bona fide farm (R thousands)										
Rebates, exemptions - other (R thousands)										
Phase-in reductions/discounts (R thousands)										
Total rebates,exemptns,reductns,discs (R thousands)										

References

1. All numbers to be expressed as whole numbers except FTEs and Rates in the Rand

2. To give effect to rates policy

3. Full Time Equivalent (FTE) should be expressed to one decimal place and takes into account full time and part time staff

4. Required to implement new system (FTE)

5. Provide relevant information for historical comparisons. Must reconcile to the total of Table SA12

6. Current and budget year must reconcile to Table A4 Budgeted Financial Performance (revenue and expenditure)

7. Included in rate revenue budget

8. In favour of the rate-payer

Gauteng: Mogale City(GT481) - Table SA11 Property Rates Summary

Description	Ref	2012/13	2013/14	2014/15	Current year 2015/16			2016/17 Medium Term Revenue & Expenditure Framework		
		Audited Outcome	Audited Outcome	Audited Outcome	Original Budget	Adjusted Budget	Full Year Forecast	Budget Year 2016/17	Budget Year 2017/18	Budget Year 2018/19
Valuation:	1									
Date of valuation:		01/08/2008	01/08/2013	01/08/2013	01/08/2013					
Financial year valuation used		2012/2013	2013/2014	2014/2015	2015/2016					
Municipal by-laws s6 in place? (Y/N)	2									
Municipal/assistant valuer appointed? (Y/N)										
Municipal partnership s38 used? (Y/N)		No	No	No	No	No	No	No		
No. of assistant valuers (FTE)	3	2	2	2	2	2	2	2	2	2
No. of data collectors (FTE)	3	2	2	2	2	2	2	2	2	2
No. of internal valuers (FTE)	3	5	5	5	5	5	5	5	5	5
No. of external valuers (FTE)	3									
No. of additional valuers (FTE)	4									
Valuation appeal board established? (Y/N)										
Implementation time of new valuation roll (mths)										
No. of properties	5	65 535	65 928	67 281	66 913	68 921		70 988	73 118	75 311
No. of sectional title values	5									
No. of unreasonably difficult properties s7(2)										
No. of supplementary valuations		800	449	871	792					
No. of valuation roll amendments		800	449	871	792					
No. of objections by rate payers		7		827						
No. of appeals by rate payers				414						
No. of successful objections	8	7								
No. of successful objections > 10%	8	5								
Supplementary valuation										
Public service infrastructure value (R millions)	5									
Municipality owned property value (R millions)										
Valuation reductions:										
Valuation reductions-public infrastructure (R millions)										
Valuation reductions-nature reserves/park (R millions)										
Valuation reductions-mineral rights (R millions)										
Valuation reductions-R15,000 threshold (R millions)										
Valuation reductions-public worship (R millions)										
Valuation reductions-other (R millions)										
Total valuation reductions: (R millions)										
Total value used for rating (R millions)	5									
Total land value (R millions)	5									
Total value of improvements (R millions)	5									
Total market value (R millions)	5									
Rating:										
Residential rate used to determine rate for other categories? (Y/N)										
Differential rates used? (Y/N)	5									
Limit on annual rate increase (s20)? (Y/N)										
Special rating area used? (Y/N)										
Phasing-in properties s21 (number)										
Rates policy accompanying budget? (Y/N)										
Fixed amount minimum value (R thousands)										
Non-residential prescribed ratio s19? (%)										
Rate revenue:										
Rate revenue budget (R thousands)	6									
Rate revenue expected to collect (R thousands)	6									
Expected cash collection rate (%)										
Special rating areas (R thousands)	7									
Rebates, exemptions - indigent (R thousands)										
Rebates, exemptions - pensioners (R thousands)										
Rebates, exemptions - bona fide farm (R thousands)										
Rebates, exemptions - other (R thousands)										
Phase-in reductions/discounts (R thousands)										
Total rebates,exemptns,reductns,discs (R thousands)										

References

1. All numbers to be expressed as whole numbers except FTEs and Rates in the Rand

2. To give effect to rates policy

3. Full Time Equivalent (FTE) should be expressed to one decimal place and takes into account full time and part time staff

4. Required to implement new system (FTE)

5. Provide relevant information for historical comparisons. Must reconcile to the total of Table SA12

6. Current and budget year must reconcile to Table A4 Budgeted Financial Performance (revenue and expenditure)

7. Included in rate revenue budget

8. In favour of the rate-payer

Gauteng: Merafong City(GT484) - Table SA11 Property Rates Summary

Description	Ref	2012/13	2013/14	2014/15	Current year 2015/16			2016/17 Medium Term Revenue & Expenditure Framework		
		Audited Outcome	Audited Outcome	Audited Outcome	Original Budget	Adjusted Budget	Full Year Forecast	Budget Year 2016/17	Budget Year 2017/18	Budget Year 2018/19
Valuation:	1									
Date of valuation:		20110107	20110107	20110107						
Financial year valuation used		2011/2012	2012/2013	2013/2014	2014/2015			2014/2015		
Municipal by-laws s6 in place? (Y/N)	2	Yes	Yes	Yes	Yes			Yes		
Municipal/assistant valuer appointed? (Y/N)		No	No	No	No			No		
Municipal partnership s38 used? (Y/N)		No	No	No	No	No	No	No	No	No
No. of assistant valuers (FTE)	3									
No. of data collectors (FTE)	3									
No. of internal valuers (FTE)	3									
No. of external valuers (FTE)	3									
No. of additional valuers (FTE)	4									
Valuation appeal board established? (Y/N)		Yes	Yes	Yes	Yes			Yes		
Implementation time of new valuation roll (mths)										
No. of properties	5	32 210	32 210	32 210	32 210	32 210	32 210	32 210	32 210	32 210
No. of sectional title values	5	398	398	398	398	398	398	398	398	398
No. of unreasonably difficult properties s7(2)										
No. of supplementary valuations		4	1	1	1	1	1	1	1	1
No. of valuation roll amendments										
No. of objections by rate payers			150	150	150	150	150	150	150	150
No. of appeals by rate payers										
No. of successful objections	8		8	8	8	8	8	8	8	8
No. of successful objections > 10%	8		1	1	1					
Supplementary valuation										
Public service infrastructure value (R millions)	5					25 132	25 132	25 132	25 132	25 132
Municipality owned property value (R millions)		16	16	16	1 559 761	1 559 761	1 559 761	1 559 761	1 559 761	1 559 761
Valuation reductions:										
Valuation reductions-public infrastructure (R millions)		25 132	25 132	25 132	25 132	25 132	25 132	25 132	25 132	25 132
Valuation reductions-nature reserves/park (R millions)										
Valuation reductions-mineral rights (R millions)										
Valuation reductions-R15,000 threshold (R millions)										
Valuation reductions-public worship (R millions)										
Valuation reductions-other (R millions)										
Total valuation reductions: (R millions)		25 132	25 132	25 132	25 132	25 132	25 132	25 132	25 132	25 132
Total value used for rating (R millions)	5									
Total land value (R millions)	5									
Total value of improvements (R millions)	5									
Total market value (R millions)	5									
Rating:										
Residential rate used to determine rate for other categories? (Y/N)		Yes	Yes	Yes	Yes					
Differential rates used? (Y/N)	5	Yes	Yes	Yes	Yes					
Limit on annual rate increase (s20)? (Y/N)		Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Special rating area used? (Y/N)		No	No	No	No					
Phasing-in properties s21 (number)				1	2	1	2			
Rates policy accompanying budget? (Y/N)		Yes	Yes	Yes	Yes					
Fixed amount minimum value (R thousands)		15	65	65	65			65		
Non-residential prescribed ratio s19? (%)										
Rate revenue:										
Rate revenue budget (R thousands)	6	85 957								
Rate revenue expected to collect (R thousands)	6	77 361								
Expected cash collection rate (%)		90.0%								
Special rating areas (R thousands)	7									
Rebates, exemptions - indigent (R thousands)										
Rebates, exemptions - pensioners (R thousands)										
Rebates, exemptions - bona fide farm (R thousands)										
Rebates, exemptions - other (R thousands)			30 337							
Phase-in reductions/discounts (R thousands)										
Total rebates,exemptns,reductns,discs (R thousands)			30 337							

References

1. All numbers to be expressed as whole numbers except FTEs and Rates in the Rand

2. To give effect to rates policy

3. Full Time Equivalent (FTE) should be expressed to one decimal place and takes into account full time and part time staff

4. Required to implement new system (FTE)

5. Provide relevant information for historical comparisons. Must reconcile to the total of Table SA12

6. Current and budget year must reconcile to Table A4 Budgeted Financial Performance (revenue and expenditure)

7. Included in rate revenue budget

8. In favour of the rate-payer

Gauteng: Rand West City(GT485) - Table SA11 Property Rates Summary

Description	Ref	2012/13	2013/14	2014/15	Current year 2015/16			2016/17 Medium Term Revenue & Expenditure Framework		
		Audited Outcome	Audited Outcome	Audited Outcome	Original Budget	Adjusted Budget	Full Year Forecast	Budget Year 2016/17	Budget Year 2017/18	Budget Year 2018/19
Valuation:	1									
Date of valuation:					01/10/2014					
Financial year valuation used								Yes		
Municipal by-laws s6 in place? (Y/N)	2							Yes		
Municipal/assistant valuer appointed? (Y/N)								Yes		
Municipal partnership s38 used? (Y/N)										
No. of assistant valuers (FTE)	3									
No. of data collectors (FTE)	3									
No. of internal valuers (FTE)	3									
No. of external valuers (FTE)	3							2		
No. of additional valuers (FTE)	4									
Valuation appeal board established? (Y/N)										
Implementation time of new valuation roll (mths)										
No. of properties	5									
No. of sectional title values	5									
No. of unreasonably difficult properties s7(2)										
No. of supplementary valuations										
No. of valuation roll amendments										
No. of objections by rate payers										
No. of appeals by rate payers										
No. of successful objections	8									
No. of successful objections > 10%	8									
Supplementary valuation										
Public service infrastructure value (R millions)	5									
Municipality owned property value (R millions)										
Valuation reductions:										
Valuation reductions-public infrastructure (R millions)										
Valuation reductions-nature reserves/park (R millions)										
Valuation reductions-mineral rights (R millions)										
Valuation reductions-R15,000 threshold (R millions)										
Valuation reductions-public worship (R millions)										
Valuation reductions-other (R millions)										
Total valuation reductions: (R millions)										
Total value used for rating (R millions)	5									
Total land value (R millions)	5									
Total value of improvements (R millions)	5									
Total market value (R millions)	5									
Rating:										
Residential rate used to determine rate for other categories? (Y/N)										
Differential rates used? (Y/N)	5									
Limit on annual rate increase (s20)? (Y/N)										
Special rating area used? (Y/N)										
Phasing-in properties s21 (number)										
Rates policy accompanying budget? (Y/N)										
Fixed amount minimum value (R thousands)										
Non-residential prescribed ratio s19? (%)										
Rate revenue:										
Rate revenue budget (R thousands)	6									
Rate revenue expected to collect (R thousands)	6									
Expected cash collection rate (%)										
Special rating areas (R thousands)	7									
Rebates, exemptions - indigent (R thousands)										
Rebates, exemptions - pensioners (R thousands)										
Rebates, exemptions - bona fide farm (R thousands)										
Rebates, exemptions - other (R thousands)										
Phase-in reductions/discounts (R thousands)										
Total rebates,exemptns,reductns,discs (R thousands)										

References

1. All numbers to be expressed as whole numbers except FTEs and Rates in the Rand

2. To give effect to rates policy

3. Full Time Equivalent (FTE) should be expressed to one decimal place and takes into account full time and part time staff

4. Required to implement new system (FTE)

5. Provide relevant information for historical comparisons. Must reconcile to the total of Table SA12

6. Current and budget year must reconcile to Table A4 Budgeted Financial Performance (revenue and expenditure)

7. Included in rate revenue budget

8. In favour of the rate-payer

Gauteng: West Rand(DC48) - Table SA11 Property Rates Summary

Description	Ref	2012/13	2013/14	2014/15	Current year 2015/16			2016/17 Medium Term Revenue & Expenditure Framework		
		Audited Outcome	Audited Outcome	Audited Outcome	Original Budget	Adjusted Budget	Full Year Forecast	Budget Year 2016/17	Budget Year 2017/18	Budget Year 2018/19
Valuation:	1									
Date of valuation:										
Financial year valuation used										
Municipal by-laws s6 in place? (Y/N)	2									
Municipal/assistant valuer appointed? (Y/N)										
Municipal partnership s38 used? (Y/N)										
No. of assistant valuers (FTE)	3									
No. of data collectors (FTE)	3									
No. of internal valuers (FTE)	3									
No. of external valuers (FTE)	3									
No. of additional valuers (FTE)	4									
Valuation appeal board established? (Y/N)										
Implementation time of new valuation roll (mths)										
No. of properties	5									
No. of sectional title values	5									
No. of unreasonably difficult properties s7(2)										
No. of supplementary valuations										
No. of valuation roll amendments										
No. of objections by rate payers										
No. of appeals by rate payers										
No. of successful objections	8									
No. of successful objections > 10%	8									
Supplementary valuation										
Public service infrastructure value (R millions)	5									
Municipality owned property value (R millions)										
Valuation reductions:										
Valuation reductions-public infrastructure (R millions)										
Valuation reductions-nature reserves/park (R millions)										
Valuation reductions-mineral rights (R millions)										
Valuation reductions-R15,000 threshold (R millions)										
Valuation reductions-public worship (R millions)										
Valuation reductions-other (R millions)										
Total valuation reductions: (R millions)										
Total value used for rating (R millions)	5									
Total land value (R millions)	5									
Total value of improvements (R millions)	5									
Total market value (R millions)	5									
Rating:										
Residential rate used to determine rate for other categories? (Y/N)										
Differential rates used? (Y/N)	5									
Limit on annual rate increase (s20)? (Y/N)										
Special rating area used? (Y/N)										
Phasing-in properties s21 (number)										
Rates policy accompanying budget? (Y/N)										
Fixed amount minimum value (R thousands)										
Non-residential prescribed ratio s19? (%)										
Rate revenue:										
Rate revenue budget (R thousands)	6									
Rate revenue expected to collect (R thousands)	6									
Expected cash collection rate (%)										
Special rating areas (R thousands)	7									
Rebates, exemptions - indigent (R thousands)										
Rebates, exemptions - pensioners (R thousands)										
Rebates, exemptions - bona fide farm (R thousands)										
Rebates, exemptions - other (R thousands)										
Phase-in reductions/discounts (R thousands)										
Total rebates,exemptns,reductns,discs (R thousands)										

References

1. All numbers to be expressed as whole numbers except FTEs and Rates in the Rand

2. To give effect to rates policy

3. Full Time Equivalent (FTE) should be expressed to one decimal place and takes into account full time and part time staff

4. Required to implement new system (FTE)

5. Provide relevant information for historical comparisons. Must reconcile to the total of Table SA12

6. Current and budget year must reconcile to Table A4 Budgeted Financial Performance (revenue and expenditure)

7. Included in rate revenue budget

8. In favour of the rate-payer